

PLANNING COMMITTEE 27TH MAY 2014

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 9: W/14/0322 – Land east of Radford Semele

WCC Archaeology: Comments will be reported directly to Committee.

NHS England: Have requested a contribution of £33,647.18 towards funding primary medical care facilities as they have assessed the three current planning applications in Radford Semele together. The contribution for this site alone would be £8,723.34. There is currently one GP practice which will be impacted by these developments - Croft Medical Centre, Calder's Walk in Leamington Spa. This practice has no capacity to accept additional patients as its list size per WTE ratio is above the national average of 1,750 patients. In order to accommodate the additional clinical and administrative staff that will be needed to provide services to the patients moving into these houses, an extension to the current facilities will be required as the rooms in the medical centre are used to capacity. Therefore a developer's Section 106 contribution will be required to enhance the primary care infrastructure in this locality.

WDC Health & Community Protection: No objection following discussion, subject to a condition requiring a detailed surface water run-off management scheme, a scheme for the design and construction of means for disposal of surface water and SUDS, and a surface water maintenance scheme. The following revised wording is therefore recommended for condition 19:

"The development hereby permitted shall be carried out in strict accordance with details of a scheme for the design and construction of the means of disposal of surface water from the development and associated SUD's facilities that shall have been submitted to and approved in writing by the local planning authority. These details shall include large scale plans and cross and longitudinal sections, showing design, layout to include finished floor levels, construction of the surface water drainage systems to outfall and to include condition surveys to outfall ditch development. The development hereby permitted shall not be brought into use until a report detailing the future maintenance of all drainage systems on site, which must be accompanied with a risk assessment, has been submitted to and approved in writing by the local planning authority. The approved systems shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details. REASON: To ensure that a satisfactory means of drainage is provided such as to minimise flooding, which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies DP11 & DP3 of the Warwick District Local Plan 1996-2011."

Environment Agency: No objection.

Ramblers Association: No objection as no public paths will be affected. However, the site will take the village onto the ridge line and, as such, will have a significantly detrimental impact on the open character of the countryside in long distance views.

WCC Rights of Way Team: There are no public rights of way crossing or immediately abutting the site therefore there is no objection. Request a contribution of £2140 towards improvements to public rights of way within a 1.5 mile radius of the development site. These improvements would include upgrading stiles to gates and path surface improvements.

The contribution of £2140 is therefore added to the list of required planning contributions to be secured by the S106 agreement.

Item 11: W/14/0404 – 5 to 6 Milverton Crescent West, Leamington Spa

A Highways and Transportation Statement and an amended parking layout plan has been submitted in response to the concerns raised by the Highway Authority. In response to this, **WCC Highways**, have now withdrawn their objection and recommend conditions including no services/utilities to be located within the site access, protection of drainage, specification of footway crossing, closure of existing access, turning and parking areas. They note that traffic speeds in the street are generally low and that cars parked on the road provide greater space for vehicles to pull clear of the access when waiting to exit the site, which justify a lower visibility splay requirement. The amended parking layout provides wider spaces, but two spaces have been staggered slightly which should be returned to their original position.

Conservation Advisory Forum: Concerns were still expressed about the parking arrangements on the site. It was felt that there was a marked improvement in this scheme by retaining the taller section closer to the Rugby Road junction adjacent to existing tall buildings. It was however felt that the two storey section adjacent to the arched access could be stepped down which would give a better transition between the taller buildings and the two storey gable buildings, which form the rhythm of the rest of the west side of Milverton Crescent.

Item 16: W14/0533 - 16 Arlington Avenue, Leamington Spa

Town Council: Object for the following reasons:

1. The Council agreed that the small alterations on the revised plans for the development show no significant improvements to the previous application and therefore the scale, bulk, massing, positioning and design still comprises an overbearing and intrusive feature which provides an unsympathetic design solution

which is detrimental to the visual and residential amenities and character of the surrounding area.

2. The access to the whole of Coach House Mews would be seriously affected by the proposed development to the detriment of the residents.

Public response: One further neighbour has objected and has raised concerns similar to those that are summarised in the Committee Report.

Item 20: W/14/0537 – Crackley Hall School, Coventry Road, Kenilworth.

A number of further comments have been received with regards to the congestion in the mornings and afternoons with cars parking in Fennyland Lane which could cause the restriction of emergency vehicles. The residents are in support in principle but think that the proposals do not go far enough and the Highway Authority have not undertaken proper surveys and feel that making an existing situation worse, then it obviously will do that because vehicles will be leaving the new parking area and turning out into one lane of traffic, straight into oncoming traffic. The only way to prevent this is to restrict parking down the road.

The Highway Authority's response is that they have fully considered the proposed application. While they appreciate the concerns of residents, the issues associated with on-street parking are associated with the existing, lawfully permitted site. This is not to be dismissive of the concerns but in considering the application presented here, a 22 bay car park, the Highway Authority considers that the proposal is unlikely to make an existing situation worse or be of detriment to highway safety (they reiterate again that there are no injury accidents associated with the existing school operations along Fennyland Lane). As previously stated, they would anticipate that the proposed development may alleviate some of the existing on-street parking problems.

The width of Fennyland Lane should allow for on-street parking and the passing of an ambulance or fire engine however, if vehicles are parked in such a way that would cause an obstruction this matter should be drawn to the attention of the Police.

In addition to the existing recommended conditions they also request that the following condition is including to try and further reduce vehicle trips to the site:

"The applicant shall submit a Green Travel Plan to promote sustainable transport choices to the site, the measures proposed to be carried out within the plan to be approved by the Planning Authority in writing, in consultation with the County Council as Highway Authority. The measures (and any variations) so approved shall continue to be implemented in full at all time".

Urgent Items 1 & 2 – W/14/0416 & 0417/LB – Abbotsford School, Bridge Street, Kenilworth

Patricia Cain from Kenilworth Town Council has written in with further objections to the site, on the following grounds:

1. This modern architectural style is inappropriate alongside a Grade II listed building.
2. The proposed new building density is too high for the site.
3. The three storey proposed new buildings do not complement the existing street scene.
4. There are 54 bed spaces on this site with only 16 car parking spaces; this is unacceptable in any location.
5. Side and rear windows will overlook adjacent properties, this is not neighbourly and visitors and occupants alike may swarm the already overcrowded streets searching for car parking spaces.

Furthermore, Mrs Cain has requested that the CAF comments be included.

CAF considered the previous application and the minutes state:

“In general terms, the lack of specific evidence of marketing, including pricing as a single dwelling, without proposed houses in the grounds, is a serious shortcoming, particularly for a Grade II* listed building. Comparisons were drawn with the Inspector’s conclusion regarding the lack of marketing in respect of the planning applications at The Wantage, a property with a lower listed status – Grade II. Also, the redevelopment within the grounds may make it more difficult to market it as a single dwelling leaving it more prone to be the subject of a later application to subdivide it into flats”.

Their other specific concerns can be summarised as follows:

- There is insufficient information on the scale of the proposed dwellings in the context of the scale of the retained school building
- The proposed numbers of houses and the small sizes of the gardens would unacceptably harm the integrity and setting of the listed building and not be compatible with the character and appearance of the Conservation Area
- Potential highway safety issues although it was noted recently the grounds were used for parking whilst Abbey Fields car park was closed without any obvious danger.

These minutes were approved at the 23rd January 2014 meeting as a true record.